3129 PEBBLE BAY DR LEAGUE CITY, TX 77573

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date:

March 03, 2020

Time:

The sale will begin at 1:00 PM or not later than three hours after that time.

Place:

LOBBY, GALVESTON COUNTY COURTHOUSE, 722 MOODY (21ST ST.), 1ST FLOOR, OR AS

DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

- 2. Terms of Sale. Cash.
- 3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 18, 2009 and recorded in Document INSTRUMENT NO. 2009055426 real property records of GALVESTON County, Texas, with GENEVIEVE BLAIR AND JACK LEWIS BLAIR, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GENEVIEVE BLAIR AND JACK LEWIS BLAIR, securing the payment of the indebtednesses in the original principal amount of \$265,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
- 6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY 8950 CYPRESS WATERS BLVD. ** COPPELL, TX 75019



3129 PEBBLE BAY DR LEAGUE CITY, TX 77573

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed PATRICIA POSTON, NICK POSTON, DAVID POSTON, ANNA SEWART, KEITH WOLFSHOHL, DAVID BARRY, BYRON SEWART, HELEN HENDERSON OR MELISSA KITCHEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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| | | | | Certificate o | f Posting | | | | | | | |
|-----------------|--------------|---------------|---------------|----------------|-----------|------------|-----------|--------------|---------|----------|---------|-----|
| My name is _ | Patricu | Posta | | , | and my | address | is c/o | 4004 Belt | Line | Road, | Suite 1 | 00 |
| Addison, Texas | 75001-4320. | I declare | under penal | lty of perjury | that on | 1.93 | .2020 | | I | filed at | the of | fic |
| of the GALVEST | ON County Cl | erk and cause | d to be poste | ed at the GALV | VESTON C | County cou | rthouse t | his notice o | f sale. | | | |
| | | | | | | | | | | | | |
| | Patrice | Post | | | | | | | | | | |
| Declarants Name | : Patrice | Posk | | | | | | | | | | |
| Datas | 1 | .23.20 | 20 | | | | | | | | | |

3129 PEBBLE BAY DR LEAGUE CITY, TX 77573

00000006409049

GALVESTON

EXHIBIT "A"

BEING LOT 7, IN BLOCK 5 OF SOUTH SHORE VILLAGE, SECTION ONE, A SUBDIVISION LOCATED IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR FINAL PLAT THEREOF RECORDED IN VOLUME 18, PAGE 318, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

Cause No. 19-CV-0790

FILED

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff,

v.

JANA LEIGH BLAIR RINGHISER, JOHN LAURENCE BLAIR AND JASON LEWIS BLAIR Defendants.

In Re: 3129 PEBBLE BAY DR., LEAGUE CITY, TEXAS 77573 IN THE DISTRICT SOME 35

CALVESTON PLANS

OF GALVESTON COUNTY, TEXAS

10TH JUDICIAL DISTRICT

DEFAULT JUDGMENT

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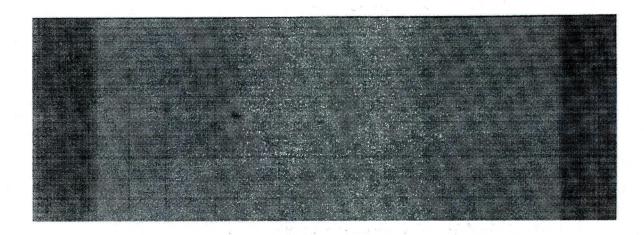
After considering plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company's, its successors or assigns, motion for default judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

- Citation properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.
- 2. Defendant, John Laurence Blair was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit.

 The last known address for defendant, John Laurence Blair is as follows: 9931 Pearl Creek Lane, Rosharon, Texas 77583.
- 3. Defendant, Jason Lewis Blair was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Jason Lewis Blair is as follows: 206 Plaza Del Sol Park, Houston, Texas 77020.
- Defendant, Jana Leigh Blair Ringhiser was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this

Default Judgment BDFTE #: 6409049 / BLAIR 19 - CV - 6790 DCJUFD Judgment - Final - Default - OC/ 1687040

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lawsuit. The last known address for defendant, Jana Leigh Blair Ringhiser is as follows: 2728 Holly Brook Court, Bedford, Texas 76021.

- 5. None of the defendants who were personally served are in active military service.
- The Loan Agreement between Genevieve Blair, Jack Lewis Blair and the plaintiff is in default and that plaintiff is in the beneficiary of that agreement on the property made the basis of lawsuit.
 - 7. Plaintiff entitled to the relief sough in plaintiff's original petition. Therefore it is:

IT IS ORDERED that:

All of Genevieve Blair and Jack Lewis Blair's ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 3129 Pebble Bay Dr., League City, Texas 77573 ("Property") and legally described as:

BEING LOT7, IN BLOCK5 OF SOUTH SHORE VILLAGE, SECTION ONE, A SUBDIVISION LOCATED IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR FINAL PLAT THEREOF RECORDED IN VOLUME 18, PAGE 318, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas

Home Equity Security Instrument dated August 18, 2009 and filed under Document #2009055426

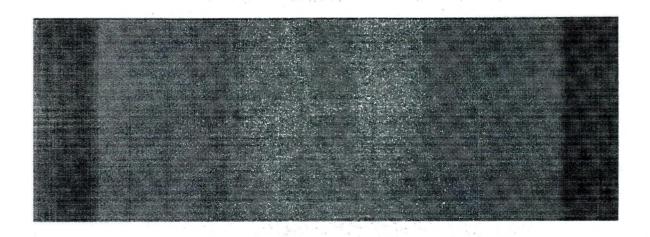
of the Official Public Records of Galveston County, Texas.

IT IS FURTHER ORDERED that this Default Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that a copy of this Default Judgment shall be sent to defendants with the notice of the date, time and place of the foreclosure sale.

IT IS FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

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IT IS FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale shall also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the purative estate of Decedent.

IT IS FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with Tex. R. Crv. P. 310.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 1 day of ________

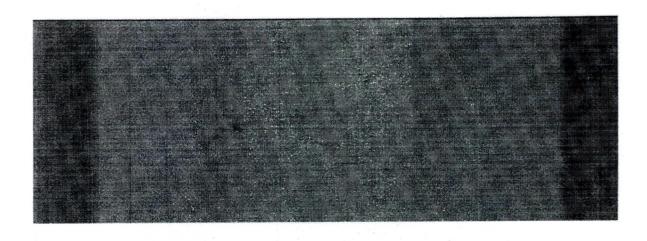
PRESIDING JUDGE

SUBMITTED BY:

/s/ Brian D. McGrath Brian D. McGrath State Bar No.: 24048649 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (972) 341-0602 (972) 341-0734 (Facsimile) BrianMc@bdfgroup.com

ATTORNEY FOR PLAINTIFF

Default Judgment BDFTE #: 6409049 / BLAIR Page 3



FILED

Instrument Number:

FILED2020000139

Filing Fee: 23.00

Number Of Pages:7

Filing Date: 01/23/2020 9:56AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan, County Clerk

Galveston County, Texas

DO NOT DESTROY - Warning, this document is part of the Official Public Record.